

**MINUTES
OF THE MEETING OF THE
CITY OF BENBROOK
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 9, 2016**

The regular meeting of the Planning and Zoning Commission of the City of Benbrook was held on Thursday, June 9, 2016, at 7:30 p.m. in the Council Chambers at 911 Winscott Road with the following members present:

Alfredo Valverde
Jon Craver
John Dawson
Jonathan Russell
Anthony Harris

Also present:

Ed Gallagher, Planning Director
Johnna Matthews, City Planner
Athena Seaton, Planning Intern
David Corley, City Engineer
Tommy Davis, Fire Chief
Jason Tate, Assistant Fire Chief
Izzy Rivera, Building Official
Ken Norman, Resident
Carl Brown, Resident
Paul Kelly, Resident
Ed Brock, RJM Contractors, Applicant
and one other

I. CALL TO ORDER

Chairman Valverde called the meeting to order at 7:35 p.m.

II. CONSIDERATION OF MINUTES

Regular Meeting, January 14, 2016

Motion by Mr. Dawson to approve the minutes of the January 14, 2016, with consideration regarding verification of vote count. Second by Mr. Craver. The Chair called the question.

Vote on the motion:

Ayes: Mr. Valverde, Mr. Dawson, Mr. Russell, Mr. Craver and Mr. Harris

Noes: None

Abstain: None

Motion carried: 5 – 0 – 0

III. REPORTS OF CITY STAFF

A. SUBDIVISION ORDINANCE

- S-16-01 Consider a waiver from Chapter 16.28.025, D. 16 and 17 of the Subdivision Ordinance of the City of Benbrook, Design Requirements, Parking Lots and Fire Lanes; to authorize an alternate pavement design on Lot 1, Block 5, Benbrook Industrial Park (7608 Benbrook Parkway).

Chairman Valverde introduced the item and asked for a presentation from the applicant.

Ed Brock, 426 Fountain Park, Euless, said he was representing the applicant, RJM Contractors. Mr. Brock said RJM is seeking alternatives to the pavement design and has been working with staff regarding a proposed change. He said that staff proposed three alternatives and he agrees to the staff recommendation. Mr. Brock said that they will revise the plans based on staff recommendations.

The Chair asked for any comments or questions from the Commission. There being none, the Chair asked for a report from staff.

Johnna Matthews said the S-16-01 site is 1.6 acres, located at 7608 Benbrook Parkway on the northwest corner of Benbrook Parkway and Winscott Road, Benbrook Industrial Park Lot 1, Block 5. Ms. Matthews said that the building permit was issued on January 15, 2016, to allow for the construction of two, one-story office/warehouse buildings and associated parking, drive aisles, fire lanes, etc. She said that Building A will include approximately 7,995 square feet and Building B will include 6,346 square feet. After the permit was issued, the applicant and staff met several times to discuss alternate paving designs. The S-16-01 waiver application was submitted on April 21, 2016, following staff review of three options proposed by the applicant to replace the Zoning Ordinance requirement for concrete on parking lots in Chapter 16.28.025 (D)(16) Parking Lots and concrete requirements for fire lanes in Chapter 16.25.025 (D)(17) Fire Lanes.

Ms. Matthews said that staff recommends that the Planning and Zoning Commission deny any pavement design waiver for any pavement changes in the fire lanes and has no objections to asphalt pavement meeting engineering design approval in parking and other areas exclusive of required fire lanes, with the following conditions:

1. Adequate concrete edging/bordering on all asphalt areas, including curb along the north side to help convey drainage,
2. Sufficient concrete pad for the dumpster area and the truck; and
3. Revised plans submitted for review.

The Chair asked for any comments or questions from the Commission. Mr. Russell asked if a geotechnical report was conducted for the property and submitted to the city.

David Corley, City Engineer, said there was no geotechnical report submitted.

Mr. Harris asked if there would be any water runoff or environmental risk due to previous flooding issues in the area.

Mr. Corley response was no flooding issue as drainage is to the southeast corner of the site as long as drainage is maintained. Water quality and water quantity have been addressed.

Tommy Davis (City Fire Chief) said he had reviewed the proposed plans and wanted to emphasize approval should be based on highest safety factors for the fire personnel and equipment.

The Chair asked for any comments or questions from the Commission. There being none, the Chair opened the public hearing at 7:45 p.m. and asked if anyone wished to speak for or against the item.

Mr. Ken Norman (375 Winscott Road, Benbrook) said he owns property adjoining the applicant's lot. The driveway adjoins the lot of the commercial lot and his residential property. Visually, his residential property will be facing the storage area of the development. A screening area has not been addressed. Currently a gravel road and dust along the property will be an issue during construction.

Mr. Carl Brown (10401 Lisa Jean Drive, Crowley, representing property owner Mr. Campbell on 7600 Benbrook Blvd., Benbrook) said that the owner was required to put in concrete and not in favor of the applicant changing the pavement design. Secondly, the property is in a flood plain and therefore he had water runoff concerns.

Mr. Paul Kelly (517 Kathy Lane, Benbrook, property owner of small property next to applicant) said he is concerned about the look of the neighborhood with the substitute pavement.

The Chair closed the public hearing at 7:55 p.m. and asked for any comments, questions, or a motion from the Commission.

Mr. Dawson asked if the asphalt pavement would be similar to gravel and do we have any other location in city that has requested or used this type of pavement.

Staff said they were unaware of any other requests and only the Commission can grant any changes to design so long as does not conflict with the general health, safety and welfare of the city.

Mr. Dawson clarified that if Option 3 was selected with conditions, the site plan would be modified.

Staff said that was correct.

Mr. Valverde reviewed the options, including denial, and commented that City must maintain standards and not approve changes only based on costs.

Mr. Harris stated his concerns regarding runoff and if engineering standards were evaluated for structural and aesthetics. Also, he asked if an appraisal could be conducted and will the change affect property values.

Mr. Gallagher asked for clarification of the type of appraisal Mr. Harris is requesting.

Mr. Valverde restated that decision should be made on behalf of the city versus the property owner preferences.

Mr. Brock said he requested continuance to address all concerns regarding concerns brought up during the meeting. He would like to bring back a packet with additional information.

Mr. Corley said, in response to the question of Mr. Dawson regarding the property differences between asphalt and concrete, that it is based on the subgrade underneath. Concrete is rigid

and asphalt is flexible but it can be designed for specific strength and thickness and designed by a geotechnical engineer.

Mr. Russell would also like to include a grading plan.

Motion by Mr. Dawson that the Planning and Zoning Commission continue the item until additional information is provided by the applicant. Second by Mr. Craver. The chair called the motion.

Vote on the motion:

Ayes: Mr. Valverde, Mr. Dawson, Mr. Russell, Mr. Craver, and Mr. Harris

Noes: None

Abstain: None

Motion carried: 5 – 0 – 0

VI. PRESENTATIONS BY PLANNING AND ZONING COMMISSION MEMBERS

None


VII. CITIZEN PRESENTATION

None

VIII. ADJOURNMENT

There being no further business on the agenda, the Chair adjourned the meeting at 8:15 p.m.

APPROVED 7-14, 2016



Chair